

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 12, 2019 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Howard Lange, Chris Hall and Colin Smith.

Homeowners present: Kate Vanderwoude of Unit 306, Paula Hernandez of Unit 323, Beth Mowll of Unit 343

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Vanderwoude of Unit 306: requesting two awnings / roof coverings for her unit and a privacy trellis. No to the trellis because she's on the third floor as only on ground floor units may have trellis. Chris moved to approve the awnings / roof coverings with standard provisions and that it can come down for required maintenance and matches previously approved designs aesthetically. Howard seconded. Unanimous.

Hernandez of Unit 323: Request to replace window/slider. Joe motioned to accept request as long as the new window and slider match existing aesthetic. Chris seconded. Unanimous

Mowll of Unit 343: A/C in window requesting board to review ban on Window AC units. Board told her portable AC units can be used inside the units. Window AC units are a prohibition in CC&Rs and the board enforces CC&Rs.

Approval of Prior Meeting Minutes Chris motioned to accept prior meeting minutes, Howard seconded. Unanimous.

Landscape Report: Maintenance, not irrigating because of recent rain. Fertilized before rains. Treatment of euc trees by SB pest for \$3,300. Colin motioned to accept bid for fertilizing and bug treatment of trees. Chris seconded. Unanimous.

Action Tree additional trimming for 7630 and 7632 for \$7,800. Chris motioned to approve additional trimming. Colin seconded. Unanimous.

Vendor Evaluation Gutter cleaning January and March. Some issues with Chris' gutters maybe plugged? James emailed Action roof to take a look. Beachside doing a great job. Howard moved to accept Affordable Paint's bid for 7610 on a Time and Material job not to exceed \$18,000 for wood repair. And the bid to paint all wood trim for \$10,800. Colin seconded. Unanimous. Newsletter to remind people to report safety items or repairs eg. Sidewalks, dry rot, out bulbs etc.

Treasurer's Report

	November 2019	YTD
Total Income	\$63,790.00	\$725,971.00
Op. Expenses	12,379.27	412,798.89
Reserve Expenditures	70,795.00	248,746.61
Total Expenditures	83,174.27	661,545.50
Transfer to Reserve	25,655.73	251,268.50
Transfer from Reserve	0.00	70,000.00
Balance in Savings	\$ 2,663,538.11	
Due from Unit Owners	\$ 6,954.00	
Total Assets	\$ 2,663,538.11	

Operating Expenses are about 9%+ below on cash basis

Treasurer's Report unanimously accepted. Chris moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Colin seconded. Unanimously approved.

Old Business:

- a. Updating governing documents: in progress.
- b. 7632 foundation work by Carter Const. waiting for proposal.
- c. Exterior lights: Gate lights to be installed next week, weather permitting.
Chris motioned to approve Blair electric bid to replace bridge light fixtures to LEDs for \$1,625.00. Joe seconded. Unanimous.
- d. Sidewalk repair/replacement: ongoing

- e. Carport fascias by Vineyard: done at 7610, 7606, 7602, 7620; Bldgs 7624 & 7626 next.
- f. Relabeling water meter lids: no longer needed as lids have been marked.
- g. Gym update/ survey: in progress.
- h. #310 front door - no show.
- i. Annual meeting 1/9/20, at 6PM at Goleta Valley Community Center (3 positions up for re-election).
- j. Violations noted from walk around

New Business

- a. 323 new window and sliders: see Owner's Request above.
- b. 315 AC: see Owner's Request above.
- c. Signs at front: Chris will buy new no trespassing signs and Board will reimburse
- d. Floors and noise: Chris motioned to allow #355 with provision that it must include sound proofing meeting CA Building Code Section 1207.3. Howard seconded. Unanimous.
- e. 120 lattice enclosure: Owner was sent approved drawing / specs. Tabled.
- f. 306 patio cover: see Owner's Request above.
- g. Emergency maintenance required: Colin motioned to approve Drain Masters to power jetting all man holes for \$4,500. Chris seconded. Unanimous.
- h. Recording liens: none

Next Meeting 1/9/20 at 6PM, at GV community center

Meeting adjourned at 8PM

Submitted by: Matt Mora